

Chairperson Bobby Gutierrez
Vice-Chairperson Leo Gonzalez
Parliamentarian Kevin Krolczyk

Commissioners
John Bush
Cathy Conlee
Kyle Incardona
Prentiss Madison
Reuben Marin
Robert Swearingen



MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
WORKSHOP MEETING
THURSDAY, MARCH 3, 2016 – 5:00 P.M.
ROOM 305, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

1. CALL TO ORDER.

Chairperson Gutierrez called the meeting to order at 5:04 p.m.

Commission members present: Mr. Bobby Gutierrez, Mr. Kevin Krolczyk, Mr. Kyle Incardona, Mr. John Bush, Mr. Leo Gonzalez, Mr. Prentiss Madison, Mr. Robert Swearingen, and Mr. Reuben Marin.

Commission members absent: Ms. Cathy Conlee.

Staff members present: Mr. Thomas Leeper, First Assistant City Attorney; Mrs. Stephanie Doland, Staff Planner; Mr. Martin Zimmermann, Planning Manager; Mr. Matthew Hilgemeier, Staff Planner; and Ms. Maria Watson, Planning Intern.

2. STAFF ANNOUNCEMENTS (This item includes introductions of new employees, meeting reminders, upcoming events, and staff recognition).

- a. Upcoming regular meeting dates: April 7, April 21, 2016 and May 5.**
- b. Comprehensive Plan/Parks Master Plan/Blinn Small Area Plan Update.**
 - i. March 4, 2016 community outreach at First Friday in downtown**
 - ii. April 14, 2016 CPAC meeting, 11:30am, Council Chambers**
 - iii. April 14, 2016 Big Ideas Workshop, 6pm, Jones Elementary**
 - iv. Like us on Facebook – Blueprint 2040 Bryan Comprehensive Plan**

Mr. Zimmermann presented the staff announcements including reminders of future meeting dates. No action was taken.

3. REVIEW OF AGENDA ITEMS FOR REGULAR MEETING OF March 3, 2016 (Questions may be directed to staff; no action will be taken).

Commissioners reviewed regular meeting agenda items. Questions were directed to staff. No action was taken.

4. STAFF PRESENTATION AND DISCUSSION CONCERNING POSSIBLE ORDINANCE TEXT AMENDMENTS THAT WOULD PROVIDE MAINTENANCE EASEMENTS FOR PATIO/ZERO LOT LINE HOME DEVELOPMENT (Questions may be directed to staff; no action will be taken).

Ms. Doland presented details of a possible ordinance text amendment that would require maintenance easements for patio/zero lot line home developments. Questions were directed to staff. Commissioners had no objections to scheduling a formal text amendment on a future meeting agenda. No action was taken.

5. STAFF PRESENTATION AND DISCUSSION CONCERNING THE ESTABLISHMENT OF A HISTORIC PRESERVATION OVERLAY DISTRICT IN AN AREA GENERALLY DESCRIBED AS SOUTH OF WILLIAM JOEL BRYAN PARKWAY (F.M. 158), EAST OF SOUTH BRAZOS AVENUE, NORTH OF WEST 31ST STREET AND WEST OF SOUTH BRYAN AVENUE (Questions may be directed to staff; no action will be taken).

Mr. Zimmermann presented on the establishment of a historic preservation overlay district in an area generally described as south of William Joel Bryan Parkway (F.M. 158), east of South Brazos Avenue, north of West 31st Street and west of South Bryan Avenue. Questions were directed to staff. No action was taken.

6. FUTURE AGENDA ITEMS (A Planning and Zoning Commission member may request that a subject for which notice has not been given be placed on an agenda for a future meeting).

Chairperson Gutierrez requested that Bryan Police Chief Buske speak at a future meeting regarding the effect of land use decision on police services.

7. ADJOURN.

Without objection, Chairperson Gutierrez adjourned the meeting at 5:58 p.m.

These minutes were reviewed and approved by the City of Bryan Planning and Zoning Commission on this the 7th day of **April, 2016**.

Bobby Gutierrez, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, AICP
Planning Manager and Secretary to the
Planning and Zoning Commission